ENERGY COUNT
SUSTAINABILITY & ENERGY CONSULTANTS

AirTesting

Approved Document L · Air permeability (q50) testing

PRE-TEST CHECKLIST

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Before we carry out your air test, run through this checklist.

Most test failures come down to simple, avoidable sealing gaps. A quick walk round with this list beforehand is the difference between passing first time and an awkward, chargeable return visit.

What the test measures: a fan is temporarily fitted to an external doorway to measure air leakage through the envelope — the **q50** result, in m³/h·m² at 50 Pascals. Part L 2021 caps q50 at 8.0 in SAP, but the notional dwelling assumes 5.0, so 5.0 or better is what most projects need to hit.

1 Your pre-test walk-round

FLOORS

- ☐ Under-floor ventilator grilles
- ☐ Gaps in and around suspended timber floors
- ☐ Floor-to-wall joints (especially timber frame)

WINDOWS & DOORS

- ☐ Leaky or poorly sealed windows and doors
- ☐ Gaps around window and door frames

WALLS & FINISHING

- ☐ Gaps around electrical fittings in hollow walls
- ☐ All boxing to pipe and service runs sealed
- ☐ Backs of toilets sealed (especially wall-hung WCs)

CEILINGS, LOFT & ROOF

- ☐ Ceiling-to-wall joint at the eaves
- ☐ Gaps around loft hatches
- ☐ Service penetrations through ceilings
- ☐ Vents penetrating the ceiling or roof
- ☐ Open chimneys and flues

KITCHEN, BATHROOM & WET AREAS

- ☐ Kitchen wall vent or extractor fan
- ☐ Bathroom wall vent or extraction fan
- ☐ Gaps around kitchen and bathroom waste pipes

2 Temporary sealing — what's allowed

Can be temporarily sealed

- ✓ Fireplaces and woodburners
- ✓ Extractor fans and passive wall / ceiling vents
- ✓ Trickle vents (2013 regs onwards)

Cannot be sealed

- × Loft hatches, plug sockets and holes in dry lining
- × Broken windows
- × Exterior doors and windows
- × Any gap not there for ventilation

SAP note — untested plots. To comply with Building Regulations, where a dwelling isn't individually tested it takes the result of a tested dwelling of the same type **plus 2.0**. So if Plot 1 tests at 3.0 m³/h·m², an untested Plot 2 of the same type is entered as 5.0. It pays to test — and to seal well.

Booking an air test, or bundling it with your SAP work? We test across the south and beyond. 01202 623236

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